

Peyton Estates Unit Four

City of El Paso — City Plan Commission- October 4, 2018

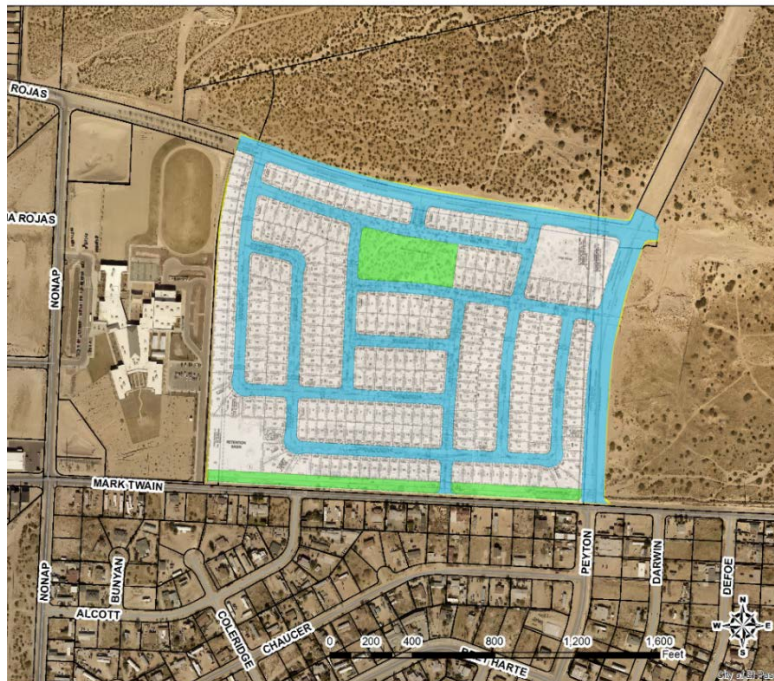
PSEN18-00002 — Extension Request to Submit Recording Maps



STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER: Texas General Land Office
REPRESENTATIVE: H2O Terra
LOCATION: South of Rojas and East of Mission Ridge Elementary, ETJ
ACREAGE: 67.32
VESTED: Yes, under the previous subdivision code
PARK FEES REQUIRED: N/A
EXCEPTION/MODIFICATION REQUEST: N/A
RELATED APPLICATIONS: SUSU17-00045
PUBLIC INPUT: N/A
STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant is requesting a second six-month extension in accordance with Section 19.08.060 Subsection H (Submission for Recording) of the previous subdivision code. The submittal of the recording maps is currently being delayed as a result of El Paso County's policy stipulating that all necessary infrastructure and improvements be installed prior to the plat being recorded.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of the extension request as it complies with 19.08.060 Subsection H (Submission for Recording) of the former code.



19.08.060 SUBSECTION H (SUBMISSION FOR RECORDING)

Within six (6) months following the date of final plat approval of the major subdivision application, the subdivider shall submit a recording plat subject to the requirements of Section 19.08.100 (Recording Plat Submission) to the Subdivision Coordinator; provided, however, that a six (6) month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity. A request for extension shall be made in writing by the subdivider on or before the initial expiration, and shall include a detailed explanation as to the reasons which merit the granting of an extension. Subsequent extensions shall meet the same requirements as the initial six (6) month extension.

CASE HISTORY

- The City Plan Commission approved Peyton Estates Unit 4 on July 27, 2017 on a major combination basis.
- The applicant received approval from the County in January of 2018.
- The first extension was approved by the City Plan Commission on March 8, 2018 and expired on September 8, 2018.
- The second request for an extension was submitted on August 28, 2018 before the expiration date of September 8, 2018.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

NEIGHBORHOOD CHARACTER: The subject property lies within the City's Extraterritorial Jurisdiction (ETJ), therefore it is not zoned. However, the surrounding area is slated for residential development of a similar density and use as this proposal, per several approved land studies located near the subject property. The nearest school is Mission Ridge Elementary, located directly to the west of the subject property. The applicant is proposing a 2.40 acre park to be located within the subdivision. The subject property is not located within an impact fee service area.

COMMENT FROM THE PUBLIC:

N/A.

STAFF COMMENTS:

None.

PLAT EXPIRATION:

If approved, the extension will be valid until **March 8, 2019**. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision or an additional extension.

ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Extension Request Letter
4. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



2020 E. Mills Ave | El Paso, TX 79901 | P (915) 533-1418 | F (915) 533-4972 | H2O-Terra.com

August 28, 2018

City 3

801 Texas Ave.

El Paso, Texas 79901

ATTN: Jim Henry

Re: Peyton Estates Unit Four ETJ **SUSU17-00045**

Mr. Henry,

We received final plat approval for Peyton Estates Unit Four at CPC on July 27, 2017. The subdivision lies in the City of El Paso's 5-mile ETJ. This subdivision requires approval from both El Paso County and the City of El Paso before the Plat can be filed. El Paso County regulations state that all improvements and infrastructure must be constructed prior to filing of the plat. The first six-month extension request was granted on March 8, 2018. Peyton Estates Unit Four is currently under construction and will not be complete in time to meet the September 8th deadline. We respectfully request a full six-month extension for filing.

If you have any questions, please do not hesitate to call me

Sincerely,

Isaac Rodriguez, EIT

ATTACHMENT 4

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development

No comments were received.

El Paso County

No objections.

El Paso County 911

No comments were received.

Capital Improvements Department – Parks & Recreation

No comments were received.

Central Appraisal District

No comments were received.

El Paso Water Utilities

No comments were received.

Sun Metro

No comments were received.

TXDoT

No comments were received.